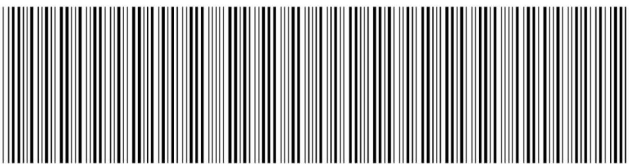




NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.	 2021091301332001001ED51B																														
RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 4																															
Document ID: 2021091301332001 Document Date: 09-01-2021 Preparation Date: 09-13-2021 Document Type: DEED Document Page Count: 3																															
PRESENTER: GOTHAM ABSTRACT & SETTLEMENT, LLC 370 LEXINGTON AVENUE, SUITE 800 GA-2570-A-NY-21 NEW YORK, NY 10017 212-767-0707 RECORDINGS@GOTHAMABSTRACT.COM	RETURN TO: GOTHAM ABSTRACT & SETTLEMENT, LLC 370 LEXINGTON AVENUE, SUITE 800 GA-2570-A-NY-21 NEW YORK, NY 10017 212-767-0707 RECORDINGS@GOTHAMABSTRACT.COM																														
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RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 09-17-2021 10:12 City Register File No.(CRFN): 2021000368766   City Register Official Signature																															



691 - Standard N.Y.B.T.U. Form 8002. Bargain and sale deed, with covenant against grantor's acts—Ind. or Corp.: single sheet, 11-98

Blumberg Executive, Popular, NYC 10013
www.blumberg.com

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on September 1, 2021

BETWEEN

1055 Park/1 Corp., a New York Corporation, having an address at c/o Joan L. Greenberg, 60 East 42nd Street, Suite 4600, New York, NY 10165

party of the first part, and

1055 Park Ave 1 LLC, having an address at c/o Jeffrey Simpson, 15 West 27th Street, 6th floor, New York, NY 10001

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

County City and State of New York, commonly known as Unit 1 located at 1055 Park Avenue, New York, NY and described more particularly in Schedule "A" attached hereto.

Being the same premises conveyed to 1055 Park/1 Corp., a New York Corporation, by Deed from IGOC I Park LLC dated May 27, 2011 and recorded June 8, 2011 in CRFN 2011000203370.

The intended use of the property is residential purposes only.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

1055 Park/1 Corp.

By:

Joan L. Greenberg
Authorized Signatory
Secret 1

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of New York ss.:
On 9/1/21 before me, the undersigned,
personally appeared Joan Greenberg

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of _____ County of _____ ss.:
On _____ before me, the undersigned,
personally appeared _____

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of _____ } ss:
County of _____ }

On _____ before me, the undersigned,
personally appeared _____

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

() if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

1055 Park/1 Corp., a New York Corporation, having an address at c/o Joan L. Greenberg, 60 East 42nd Street, Suite 4600, New York, NY 10165

TO

1055 Park Ave 1 LLC, having an address at c/o Jeffrey Simpson, 15 West 27th Street, 6th floor, New York, NY 10001

SECTION
BLOCK 1515
LOT 1902
COUNTY OR TOWN New York

RETURN BY MAIL TO:

Howard L. Grossman, Esq.
Goldstick, Weinberger, Feldman & Grossman, P.C.
7 Penn Plaza, 16th floor, New York, NY 10001
T: 212-687-3440

Reserve this space for use of Recording Office.

JONATHAN PELDMAN
NOTARY PUBLIC, STATE OF NEW YORK
No. 02PE6183646
QUALIFIED IN KINGS COUNTY (0/1)
COMMISSION EXPIRES MARCH 17, 2021

Old Republic National Title Insurance Company

Title Number: **GA-2570-A-NY-21**
Page 1

SCHEDULE A DESCRIPTION

THE Condominium Unit known and designated as Unit 1 (hereinafter called "the Unit") in the building known as The 1055 Park Avenue Condominium, 1055 Park Avenue, Borough of Manhattan, County, City and State of New York (the "Building") designated and described in the Declaration establishing a plan for condominium ownership of the Building and the land upon which the Building is situated (said Building and land referred to collectively herein as the "Property" or the "Condominium"), dated January 19, 2011, made by Igoc I Park LLC under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), recorded in the Office of the Register of the City of New York (the City Register's Office) on the 12th day of April, 2011, in City Register File Number (CRFN) 2011000131730, which Declaration of condominium was re-recorded April 18, 2011, as CRFN 2011000138656 (hereinafter called the "Declaration"). The Unit is also designated as Tax Lot No. 1902 in Block 1515 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York, and on the floor plans of the building certified by M. Thomas O'Hara PLLC on March 2, 2011, and filed with and approved by the Real Property Assessment Department of the City of New York/Tax Map Unit on March 21, 2011, as Condominium Plan No.2120 and filed in the City Register's Office on April 18, 2011, as CRFN 2011000138657.

TOGETHER with an undivided 20.3894 percent interest (Unit 1) in the common elements (as such term is defined in the Declaration) appurtenant to the Unit.

The Land on which the Building is located is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:


BEGINNING at a point on the southeast corner of Park Avenue and 87th Street in the County of New York, Borough of Manhattan;

RUNNING THENCE easterly along the southerly side of 87th Street, 102 feet 9 inches;

THENCE southerly parallel with Park Avenue, 19 feet;

THENCE westerly parallel with 87th Street, part of the way through a party wall (if same still exists), 102 feet 9 inches to the easterly side of Park Avenue;

THENCE northerly along the easterly side of Park Avenue 19 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2021091301332001001S1B9A						
SUPPORTING DOCUMENT COVER PAGE PAGE 1 OF 1							
Document ID: 2021091301332001 Document Type: DEED							
Document Date: 09-01-2021							
Preparation Date: 09-13-2021							
ASSOCIATED TAX FORM ID: 2021083100154							
<table><thead><tr><th data-bbox="115 451 1015 493">SUPPORTING DOCUMENTS SUBMITTED:</th><th data-bbox="1015 451 1115 493">Page Count</th></tr></thead><tbody><tr><td data-bbox="115 493 1015 535">RP - 5217 REAL PROPERTY TRANSFER REPORT</td><td data-bbox="1015 493 1115 535">1</td></tr><tr><td data-bbox="115 535 1015 577">SMOKE DETECTOR AFFIDAVIT</td><td data-bbox="1015 535 1115 577">1</td></tr></tbody></table>		SUPPORTING DOCUMENTS SUBMITTED:	Page Count	RP - 5217 REAL PROPERTY TRANSFER REPORT	1	SMOKE DETECTOR AFFIDAVIT	1
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FOR CITY USE ONLY				REAL PROPERTY TRANSFER REPORT
C1. County Code	C2. Date Deed Recorded	STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES		
C3. Book OR C5. CRFN	C4. Page	RP - 5217NYC		

PROPERTY INFORMATION														
1. Property Location	1055 PARK AVENUE 1	MANHATTAN	10028											
2. Buyer Name	1055 PARK AVE 1 LLC													
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)													
4. Indicate the number of Assessment Roll parcels transferred on the deed	1 # of Parcels OR <input type="checkbox"/> Part of a Parcel													
5. Deed Property Size	FRONT FEET X DEPTH OR ACRES													
8. Seller Name	1055 PARK/1 CORP.													
9. Check the box below which most accurately describes the use of the property at the time of sale:														
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;"><input checked="" type="checkbox"/> One Family Residential</td> <td style="width: 20%;"><input type="checkbox"/> Residential Vacant Land</td> <td style="width: 20%;"><input type="checkbox"/> Commercial Apartment</td> <td style="width: 20%;"><input type="checkbox"/> Entertainment / Amusement Community Service</td> <td style="width: 20%;"><input type="checkbox"/> Industrial Public Service</td> </tr> <tr> <td><input type="checkbox"/> 2 or 3 Family Residential</td> <td><input type="checkbox"/> Non-Residential Vacant Land</td> <td><input type="checkbox"/> Apartment</td> <td><input type="checkbox"/> Community Service</td> <td><input type="checkbox"/> Public Service</td> </tr> </table>					<input checked="" type="checkbox"/> One Family Residential	<input type="checkbox"/> Residential Vacant Land	<input type="checkbox"/> Commercial Apartment	<input type="checkbox"/> Entertainment / Amusement Community Service	<input type="checkbox"/> Industrial Public Service	<input type="checkbox"/> 2 or 3 Family Residential	<input type="checkbox"/> Non-Residential Vacant Land	<input type="checkbox"/> Apartment	<input type="checkbox"/> Community Service	<input type="checkbox"/> Public Service
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SALE INFORMATION		14. Check one or more of these conditions as applicable to transfer:	
10. Sale Contract Date	5 / 28 / 2021	A <input type="checkbox"/> Sale Between Relatives or Former Relatives	B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
11. Date of Sale / Transfer	9 / 1 / 2021	C <input type="checkbox"/> One of the Buyers is also a Seller	D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
12. Full Sale Price \$	2,105,000.00	E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)	F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.		G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates	H <input type="checkbox"/> Sale of Business is Included in Sale Price
13. Indicate the value of personal property included in the sale		I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)	J <input checked="" type="checkbox"/> None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill	
15. Building Class	R 1
16. Total Assessed Value (of all parcels in transfer)	1,050,045
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))	
MANHATTAN 1515 1902	

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER SIGNATURE <i>by [Signature]</i>		BUYER'S ATTORNEY	
C/O: JEFFREY SIMPSON 15 WEST 27TH STREET, 6TH FLOOR		LAST NAME	FIRST NAME
STREET NUMBER		TELEPHONE NUMBER	
STREET NAME (AFTER SALE)		AREA CODE	SELLER
NEW YORK		9/1/21	
CITY OR TOWN	STATE	ZIP CODE	DATE
	NY	10001	
BUYER SIGNATURE <i>[Signature]</i>		DATE <i>9/1/21</i>	

2021083100154201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of NY } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

1055 PARK AVENUE

1

Street Address Unit/Apt.

MANHATTAN

New York,

1515

1902

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

1055 Park / 1 Corp

1055 PARK AVE LLC

Name of Grantor (Type or Print)

By [Signature] Sec
Signature of Grantor

Name of Grantee (Type or Print)

By [Signature] member
Signature of Grantee
By Jeffrey Simpson member

Sworn to before me

this 1 day of September 20 21

JONATHAN PELDMAN
NOTARY PUBLIC, STATE OF NEW YORK
No. 02PE6183646
QUALIFIED IN KINGS COUNTY 24
COMMISSION EXPIRES MARCH 17, 2024

Sworn to before me

this 1 day of September 20 21

JONATHAN PELDMAN
NOTARY PUBLIC, STATE OF NEW YORK
No. 02PE6183646
QUALIFIED IN KINGS COUNTY 24
COMMISSION EXPIRES MARCH 17, 2024

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2021083100154101